

Investment Opportunity - 100% Leased Apartment Building

25 South 76th Street, Belleville, Illinois 62223
St. Clair County

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Property Description

Multi-Family Investment Opportunity

12 Unit Apartment building available for sale, Fully Leased. Building contains (6) 2 Bedroom/1 Bathroom and (6) 1 Bedroom/1 Bathroom Units. Multiple updates completed including newer roof in 2014, New porches in 2019, Ongoing rehab of units as they are vacated including adding newer appliances and new windows.

Sale: \$420,000

Basic Details

Listing No:	2085
Sale Or Lease:	For Sale
Property Type(s):	Investment, Multi-Family
Building Size (Sqft):	8,460 Sqft.
Lot Size (Acres):	0.43 Acre(s)
Total Sqft Available:	8,460 Sqft.
Min Acres Available:	0.43 Acre(s)
Max Acres Available:	0.43 Acre(s)
Sale Price:	\$420,000

Square Foot Information

Building Total Sqft:	8,460 Sqft.
Total Sqft Available:	8,460 Sqft.
Min Divisible Sqft:	8,460 Sqft.
Max Contiguous Sqft:	8,460 Sqft.

GRM:	6.24
NOI:	\$47,964.92

Facility Information

Heating:	Forced Air
Cooling:	Wall Units

Property Information

Parcel No:	07-01.0-305-011/012
Zoning:	Multi-Family
Zoning By:	Belleville
Parking:	16 Spaces
Parking Surface Type:	Asphalt
Property Tax:	\$11,465.08
Tax Year:	2017

Structural Data

Year Built:	1974
Rehab Year:	2014
Roof:	Shingle
Exterior:	Brick/Frame
Floors:	3

Land Measurements

Total Acres Available:	0.43 Acre(s)
Min Divisible Acres:	0.43 Acre(s)
Acres:	0.43 Acre(s)

Income and Expenses

Gross Rental Income:	\$67,260
Insurance:	\$2,200
Utilities:	\$5,130